

# Statement of Information

## Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode

106/34 Princeton Terrace, Bundoora Vic 3083

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$420,000

&

\$440,000

### Median sale price

Median price

\$467,500

Property Type

Unit

Suburb

Bundoora

Period - From

01/10/2024

to

31/12/2024

Source

REIV

### Comparable property sales (\*Delete A or B below as applicable)

**A\*** These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	7/42 Ormond Blvd BUNDOORA 3083	\$439,000	18/09/2024
2	112/34 Princeton Tce BUNDOORA 3083	\$431,000	04/06/2024
3	5/25 Princeton Tce BUNDOORA 3083	\$435,000	24/05/2024

**OR**

~~**B\*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

19/02/2025 15:24



2   
 1   
 1

**Property Type:** Apartment  
**Agent Comments**

**Indicative Selling Price**  
 \$420,000 - \$440,000  
**Median Unit Price**  
 December quarter 2024: \$467,500

## Comparable Properties



**7/42 Ormond Blvd BUNDOORA 3083 (REI/VG)**

[Agent Comments](#)

2   
 1   
 1

**Price:** \$439,000  
**Method:** Private Sale  
**Date:** 18/09/2024  
**Property Type:** Unit



**112/34 Princeton Tce BUNDOORA 3083 (REI/VG)**

[Agent Comments](#)

2   
 1   
 1

**Price:** \$431,000  
**Method:** Private Sale  
**Date:** 04/06/2024  
**Property Type:** Unit



**5/25 Princeton Tce BUNDOORA 3083 (REI/VG)**

[Agent Comments](#)

2   
 1   
 1

**Price:** \$435,000  
**Method:** Sold Before Auction  
**Date:** 24/05/2024  
**Property Type:** Apartment

Account - Dingle Partners | P: 03 9614 6688 | F: 03 9629 8811



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